

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Madison**

State: **WI**

PJ's Total HOME Allocation Received: **\$23,503,452**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	10		
Program Progress:							
% of Funds Committed	98.15 %	97.41 %	5	94.94 %	81	80	
% of Funds Disbursed	93.60 %	93.34 %	4	84.35 %	88	87	
Leveraging Ratio for Rental Activities	4.5	3.62	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	99.00 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	88.85 %	79.78 %	3	68.05 %	90	86	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.98 %	76.21 %	5	79.65 %	60	55	
% of 0-30% AMI Renters to All Renters***	55.63 %	50.74 %	3	44.76 %	76	71	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	93.52 %	86.87 %	5	94.31 %	24	26	
Overall Ranking:				In State:	1 / 10	Nationally:	91 92
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$30,848	\$14,394		\$25,245	293 Units	27.60 %	
Homebuyer Unit	\$23,688	\$13,920		\$14,395	322 Units	30.30 %	
Homeowner-Rehab Unit	\$13,024	\$15,572		\$20,186	388 Units	36.60 %	
TBRA Unit	\$1,977	\$2,627		\$3,142	58 Units	5.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Madison WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$59,300	\$125,330	\$14,482
State:*	\$62,962	\$71,479	\$17,382
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.99

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	59.6	73.4	94.3	37.9
Black/African American:	30.9	14.1	3.6	58.6
Asian:	0.0	4.1	0.5	0.0
American Indian/Alaska Native:	0.0	0.3	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.3	0.0	0.0
American Indian/Alaska Native and White:	0.4	0.3	0.0	0.0
Asian and White:	0.0	0.6	0.0	0.0
Black/African American and White:	0.4	0.9	0.3	0.0
American Indian/Alaska Native and Black:	0.4	0.0	0.0	1.7
Other Multi Racial:	0.0	0.9	0.3	0.0
Asian/Pacific Islander:	3.3	1.3	0.5	0.0

ETHNICITY:

Hispanic	5.1	3.8	0.5	1.7
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HOUSEHOLD SIZE:

1 Person:	58.2	37.9	50.8	27.6
2 Persons:	16.7	24.1	19.3	25.9
3 Persons:	12.7	17.2	13.7	19.0
4 Persons:	5.5	9.1	11.3	17.2
5 Persons:	4.0	4.1	3.9	5.2
6 Persons:	2.5	3.4	1.0	1.7
7 Persons:	0.4	1.9	0.0	3.4
8 or more Persons:	0.0	2.2	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	53.5	44.8	38.4	24.1
Elderly:	13.1	1.6	12.1	8.6
Related/Single Parent:	17.8	14.4	16.8	60.3
Related/Two Parent:	8.4	19.7	17.3	3.4
Other:	7.3	19.4	15.5	3.4

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	26.5	0.0 [#]
HOME TBRA:	6.2	
Other:	22.9	
No Assistance:	44.4	

of Section 504 Compliant Units / Completed Units Since 2001 12

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Madison State: WI Group Rank: 91
(Percentile)
State Rank: 1 / 10 PJs Overall Rank: 92
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	88.85	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.98	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	93.52	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.12	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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